

AFFORDABLE HOUSING COMMISSION

www.affordablehousingcommissionstl.org

Mayor's Remarks

In the past four years, the City has become an increasingly desirable place to live. From 2000 through 2004, City residential property values rose an average of 54%. From 2001 through 2004, 11,400 homes were built new or substantially rehabilitated in the City. In 2005, we are on track to produce an additional 6,000 new homes.

People move to the City for a wide variety of reasons, but those reasons almost always include a desire to be part of the excitement—and part of the sense of community—that now exists throughout City neighborhoods. If you want to live in a restored historic home, if you want a loft, if you want a turn-of-the-century mansion, if you want a new high-rise condominium with a view of Forest Park, if you want to live where you can walk to dinner, to a baseball game, to work, the City is the place to be.

One of the most important things that is exciting about City living is the diversity of the people who live here—cultural diversity and ethnic diversity, to be sure, but economic diversity as well. This second annual report of the City's Affordable Housing Commission demonstrates how Affordable Housing revenues are being used to stabilize our neighborhoods and preserve a healthy economic mix as more middle and upper income people are attracted back to the City, as well as to provide quality, affordable housing for our City's less affluent citizens. The new construction and major rehabilitation projects funded by the Commission also provide jobs, create housing that is accessible for people with a wide range of abilities, and improve the physical condition of a variety of neighborhoods.

This report also demonstrates how Trust Fund revenues are being used to address homelessness. Trust Fund dollars provide critical assistance with utility and rent subsidies that help people find permanent housing—and keep them from losing the homes they already have. The Commission also funds emergency shelters and other programs that are intended to help families and individuals move from homelessness to self-sufficiency—these programs include employment readiness, job skills and living skills training, as well as emergency shelter with associated social services. The Trust Fund plays an important part in the implementation of our Plan to End Childhood Lead Poisoning by producing lead-free and lead-safe units for low and moderate income families with children. In the coming years, the Trust Fund will play an expanding and critical part in implementing the new joint City-County Ten-Year Plan to End Chronic Homelessness announced earlier this year.

All of the programs funded by the Commission, by ordinance, benefit low to moderate income persons earning 80% or below the area median income. 40% of the funds benefit families with incomes at or below 20% of median income—this prioritization addresses that segment of our population with the greatest need for assistance.

I applaud the work of the Affordable Housing Commission and thank the voters of the City of St. Louis for their foresight in approving the Use Tax that funds the Commission's work.

Sincerely yours,

Francis G. Slay
Francis G. Slay
MAYOR



World Changers
Teenage carv members for *World Changers* provided home repairs on 49 St. Louis homes. The project was sponsored locally by Lower Grove Baptist Church. (Photos shown above and throughout this publication.)

Habitat for Humanity
Habitat for Humanity constructed 20 new, single and attached, for-sale homes at Coleman and Bacon with assistance from the Trust Fund. (Photos shown above.)

1015 Locust, Suite 914, St. Louis, Missouri 63101 314.622.3400



Mission Statement
To promote City living and neighborhood stabilization through the preservation of affordable, accessible housing and support services that enhance the quality of life for those in need.



Chairman's remarks

Within the last year, I was privileged to become the Chairman of the Affordable Housing Commission. My two goals have an "S/S" combination: To See and To Serve.

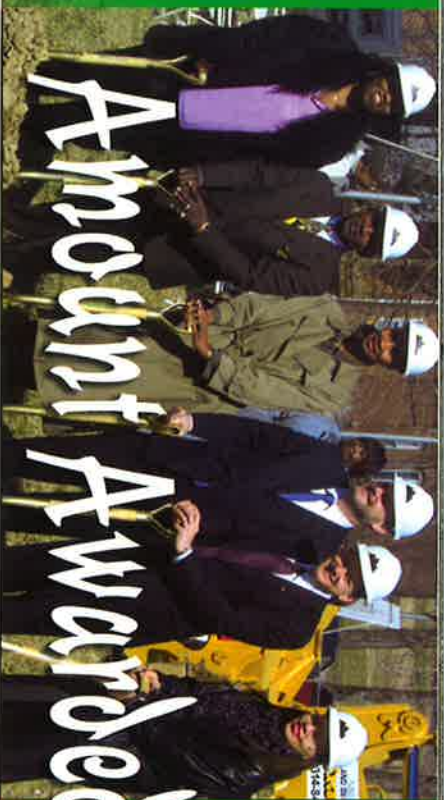
We have served our community in 2004 by awarding over \$12 million in grants to some very special agencies. These agencies, some which will be featured in this annual report, not only produced "brick and mortar" but also served the community, our community, in very special ways.

We have risen to the occasion to help the homeless and our seniors while also assisting in the construction and rehabilitation of homes and rental properties for families who would normally not be able to afford them. We also have provided assistance that makes it possible for individuals who have had extreme difficulties in their lives to return to work.

I am most proud, however, of the nine terrific Commissioners that serve with me. The Commission embraces the expertise of many professionals from different work and life environments: a health care advocate, a financial/banking industry advocate, an advocate for people with disabilities, an advocate on issues relating to affordable housing, an organized labor union/organization advocate, a licensed Realtor advocate, and three Community-at-Large advocates, as well as a person living in subsidized or rental housing. We all work together with the common goal of providing affordable and accessible housing and housing-related services for St. Louis residents.

During my tenure, the Commission has become more "hands on." We have visited many of the developments and agencies we fund, to make sure that we are fulfilling our fiduciary responsibility in all ways. I am very proud to say that we fund, see and serve the needs our community. I want to thank Mayor Francis Slay and staff for working closely with the Commission in meeting these goals. It has been an honor to serve as Chairman of the Affordable Housing Commission. I am looking forward to a stellar 2005 as we continue to serve and see to the needs of our proud and wonderful community.

Donna C. Jones
Donna C. Jones
Chairman



Amount Awarded By Project Type

Pyramid 5th Ward Affordable Homes
Mayor Sly and officials break ground for the construction of ten new, for-sale homes in the 5th Ward. (l to r: Commission Chair Donna Jones, Commissioner Louis Johnson, Angela Morton Conley, AHC Executive Director, John Steffen, President of Pyramid Companies, Inc., Mayor Sly, and Alderman April Ford Griffin).

Paragould, with the assistance of Commission funds, helped modify 23 homes for people with mobility limitations. A home on Annie Malone Drive is pictured with its new wheelchair lift.



Agency	Project Name	Number Units/ Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
Accessibility Modifications							
Home Services Inc.	Residential Accessibility Modifications	35	modifications	\$140,000	Yes	50%	\$70,000
Paragoud	Modification of Rental Units	20	modifications	\$156,000	Yes	85%	\$132,600
Paragoud	Olmstead Home Access Program	10	modifications	\$100,000	Yes	50%	\$50,000
Totals:		65		\$396,000		64%	\$252,600
Construction/Major Rehabilitation							
Better Living Communities	Salisbury Park	6	units	\$600,000	Yes	33%	\$198,000
Brown-Kortkamp Realty	REACH Homes	3	single family	\$250,000	No		
Cornestone Corporation	Cornestone Rehab	1	unit	\$12,000	Yes	100%	\$12,000
Forest Park Southeast	C.O.N.E.C.T	32	units	\$460,000	No		
Historic Restoration, Inc.	Cupples Warehouse	52	units	\$600,000	No		
Irestisble Community Builders	Culver Way Co-Housing	8	single family	\$350,000	Yes	25%	\$87,500
Ivora Properties	Madone Manor Homes	12	single family	\$500,000	No		
Majestic Stove Lofts, L.P	Majestic Stove Lofts	50	units	\$300,000	No		
McCormack Baron	Blumeyer General Occupancy	30	units	\$485,000	Yes	33%	\$160,050
Minority Developers & Builders	Bosley Estates	10	single family	\$600,000	No		
New City Development Corporation	Homes for the 22nd Ward	6	single family	\$192,967	No		
Old North St. Louis Group	C.O.N.E.C.T.	27	units	\$240,000	No		
Pyramid Construction	5th Ward Elderly East	91	units	\$820,000	Yes	10%	\$82,000
Pyramid Construction	5th Ward Homes	10	single family	\$288,623	No		
RHCDA	North Market Place	8	single family	\$338,000	No		
St. Louis MRDD Resources	North Housing Development	10	single family	\$188,600	Yes	100%	\$188,600
Totals:		356		\$6,225,190		12%	\$728,150
Education, Training, Other Resources							
Better Family Life, Inc.	Homebuyer Education/Asset Building	200	served	\$70,000	Yes	50%	\$35,000
Beyond Housing/NHS	Don't Borrow Trouble Metro St. Louis	500	served	\$57,500	No		
Center for Women in Transition	Study—Housing for Non-Violent Female Ex-Offenders	140,000	served	\$11,670	No	50%	\$13,000
Housing Resource Center	Socialserve.com	299	served	\$30,000	Yes	100%	\$30,000
Missouri Association/Social Welfare	Homeless Education & Career Services	133	served	\$130,500	Yes	100%	\$130,500
Mothers Way Career Counseling	Phyllis Wheatley Apartments	33	served	\$25,000	No		
St. Patrick Center							
YWCA							
Totals:		141,165		\$425,670		67%	\$283,500
Home Repair							
Catholic Family Services, Inc.	Places for Fathers	6	repairs	\$34,878	Yes	100%	\$34,878
Community Development	Healthy Home Repair	75	repairs	\$500,000	Yes	100%	\$500,000
Dutchtown South Corporation	Dutchtown Emergency Home Repair	21	repairs	\$100,000	Yes	20%	\$20,000
Franciscan Connection	Stone by Stone Project	75	repairs	\$15,000	Yes	50%	\$7,500
Home Services, Inc.	Minor Home Repair	1,600	repairs	\$50,000	Yes	60%	\$30,000
Tower Grove Baptist Church	World Changers	50	repairs	\$110,000	No		
Totals:		1,827		\$809,878		73%	\$592,378
Homeless Prevention/Shelter							
Christian Service Center	Family Shelter	21,900	bed/nights	\$325,000	Yes	100%	\$325,000
Christian Service Center	Family Shelter I	49,093	bed/nights	\$680,000	Yes	100%	\$680,000
Department of Human Services	City/County Ten Year Plan to End Chronic Homelessness	300	study	\$25,000	Yes	100%	\$25,000
Downtown St. Louis CID	Social Worker for the Homeless	7,400	bed/nights	\$38,698	Yes	100%	\$38,698
Fortress Outreach	Fortress Women's Center Shelter	25	families	\$77,190	Yes	85%	\$65,612
Grace Hill Settlement	MORE Home	5,000	bed/nights	\$70,611	Yes	100%	\$70,611
Human Development Corp. (HDC)	Emergency Overflow Shelter	50	bed/nights	\$75,000	Yes	100%	\$75,000
Interfaith Residence dba Doorways	Supportive Housing Facility	5,300	bed/nights	\$80,530	Yes	95%	\$71,250
Peter & Paul Community Services	Benedict Joseph Labre Center	2,555	bed/nights	\$36,000	Yes	100%	\$36,000
Peter & Paul Community Services	Community Support	2,190	bed/nights	\$30,000	Yes	100%	\$30,000
Peter & Paul Community Services	Positive Directions I	3,650	bed/nights	\$48,000	Yes	100%	\$48,000
Peter & Paul Community Services	Shelter Services	9,500	bed/nights	\$168,491	Yes	100%	\$168,491
Peter & Paul Community Services	Shelter Services I	19,000	bed/nights	\$244,800	Yes	100%	\$244,800
Places for People	Outreach/Engagement—Homeless w/Mental Illness	66	served	\$32,000	Yes	100%	\$32,000
Queen of Peace Center	Shelter Plus Care	60	households	\$35,000	Yes	100%	\$35,000
St. Patrick Center	Homeless Prevention I	559	households	\$190,260	Yes	100%	\$190,260



Thank you for Making a Difference...

Almost 100% ... One Family at a Time

Almost Home
Almost Home exists more than 50 young families each year with safe housing, education and support services as a means toward long-term self-sufficiency.

Places For People
Residents with disabilities enjoy the company of visitors in the common area of the newly constructed CJs Place.

CJ's PLACE

Places for People



Amount Awarded By Project Type CONTINUED



St. Cronan AHC staff and developer inspect a St. Cronan for-sale home on Swan Avenue receiving Trust Fund assistance.

Agency	Project Name	Number Units/ Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
United Methodist Metro Ministry	Shalom House Emergency Shelter	4,562	bed/nights	\$100,000	Yes	92%	\$92,000
United Methodist Metro Ministry	Shalom House Emergency Shelter I	266	persons	\$169,437	Yes	100%	\$169,437
Totals:		131,476		\$2,476,017		99%	\$2,452,689
Individual Development Account	People's Place	16	served	\$105,000	No		
People's CDC	Great Rivers CDC	47	served	\$150,000	No		
Totals:		63		\$255,000		0%	
Rent/Mortgage Subsidy	Adequate Housing for Missourians	200	families	\$30,000	Yes	100%	\$30,000
Catholic Commission on Housing	Center for Women in Transition	90	families	\$52,250	Yes	1%	\$523
Center for Women in Transition	Non-violent Ex-Offender Emergency Housing/Utility Assistance	55	families	\$42,000	Yes	100%	\$42,000
Community Asset Management	Non-violent Ex-Offender Emergency Housing/Utility Assistance I	46	families	\$15,000	Yes	100%	\$15,000
Housing Resource Center	Family Support Initiative	55	families	\$100,000	Yes	100%	\$100,000
Human Development Corp. (HDC)	Housing Resource Center	400	families	\$170,000	Yes	50%	\$85,000
Interfaith Residence dba Doorways	Stable Homes—Academic Achievement Doorways "Own Home" Program	350	families	\$300,000	Yes	75%	\$225,000
Interfaith Residence dba Doorways	Mama Nyumba and Kaya Malailika Summer-Cooling Program	29	served	\$50,000	Yes	90%	\$45,000
Missouri EnergyCare, Inc.	Winter Warming Program	90	families	\$25,000	Yes	80%	\$20,000
Paraquad	Olmstead Rent/Mortgage Assistance	27	families	\$7,500	Yes	100%	\$7,500
Preferred Family Healthcare	Pershing Site Housing Assistance	83	families	\$50,000	Yes	50%	\$25,000
Society of St. Vincent DePaul	From Release to Rent	50	families	\$200,000	Yes	100%	\$200,000
Society of St. Vincent DePaul	From Release to Rent I	10	families	\$75,000	Yes	100%	\$75,000
St. Patrick Center	Homeless Prevention	10	families	\$65,000	Yes	100%	\$65,000
Urban League	Community Outreach Center	249	families	\$100,000	Yes	100%	\$100,000
Totals:		2,039		\$1,489,250		83%	\$1,242,523
Technical Assistance	Northside Community Center	10	units	\$2,500	No		
Totals:		10		\$2,500		0%	
Transitional Housing Services	Almost Home Program	8,652	bed/nights	\$50,000	Yes	100%	\$50,000
Catholic Family Services	Places for Fathers I	6	served	\$17,832	Yes	100%	\$17,832
Community Response	Transitional Housing/Independent Living Dream House	20	served	\$80,000	Yes	100%	\$80,000
Faith House	Large Family Housing	9	served	\$150,000	Yes	100%	\$150,000
Interfaith Residence dba Doorways	St. Louis Transitional Hope House	84	served	\$138,591	Yes	85%	\$117,802
St. Louis Transitional Hope House	Rosati Center	210	persons	\$250,000	Yes	100%	\$250,000
St. Patrick Center	The Haven of Grace	1,642	beds/day	\$109,500	Yes	100%	\$109,500
The Haven of Grace		80	persons	\$63,970	Yes	95%	\$60,772
Totals:		10,703		\$859,893		97%	\$835,906
GRAND TOTALS:		287,704		\$12,939,398		49%	\$6,387,745



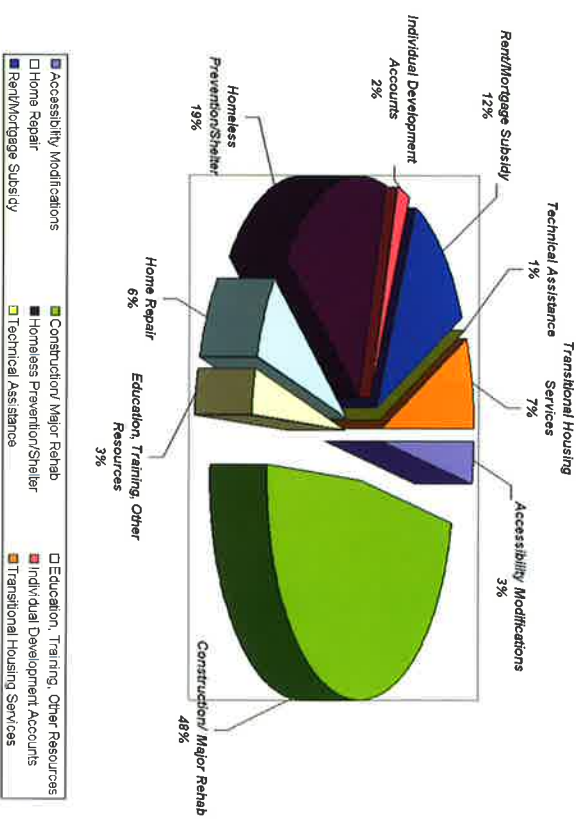
Horizon North Housing

Gilco Group Architects

Horizon North Housing/MRDD Rendering of the Horizon North Housing complex that will provide 10 apartments and services in the 18th Ward for families with disabilities.

AHTE 2004 AWARDS

Total awards: 100% due to rounding



Affordable Housing Commission Financial Report Fiscal Year 2004 (July 1, 2003 - June 30, 2004)

In June 2003 (FY03) the Commission awarded \$3,738,914 in grants that were encumbered in fiscal year 2004. Figures below reflect \$980,000 in adjustments to previously awarded grants in 2004

Beginning Balance 7/1/03	\$ 18,411,576.64
2004 Expenditures	\$ (4,573,488.47)
2004 Encumbrances	\$ (5,980,104.54)
2004 Commitments	\$ (8,086,279.00)
2004 Use Tax Revenue & Interest	\$ 5,053,987.37
Ending Balance 6/30/04	\$ 4,825,692.00

Ongoing Efforts of Other City Departments

Department Of Human Services

The mission of the City's Department of Human Services is to enhance quality of life for low-income City citizens through the provision of social service programs. This department is mandated by City Charter to administer social welfare programs and presently coordinates planning and funding for Homeless Services, the Office on the Disabled, St. Louis Area Agency on Aging, Veterans Affairs, and Youth and Family Services.

The Homeless Services Division serves the important function of negotiating, developing, coordinating, and monitoring services and programs to meet the needs of the homeless and/or at risk populations. The Affordable Housing Commission works closely with the Homeless Services Division in meeting the needs of these populations.

A Regional Ten Year Plan to End Homelessness

The U. S. Department of Housing and Urban Development has mandated that the City of St. Louis and St. Louis County create a plan to end chronic homelessness and devote funding to initiatives that move chronically homeless persons from homelessness to the maximum possible degree of self-sufficiency within ten (10) years. Since homelessness is a regional rather than an isolated City issue, the City of St. Louis and St. Louis County collaborated on the development of a joint City-County Ten Year Plan to End Chronic Homelessness. The plan was completed in 2005.

Community Development Administration

Affordable Housing Development

At the same time as the City focuses on building the market for residential real estate and eliminating the need for incentives related to market rate development, the City is also focused on providing affordable and accessible housing for low and moderate income City residents. The U. S. Department of Housing and Urban Development's HOME, HOPE VI and Public Housing Modernization programs, federal and state Low-Income Housing Tax Credit programs, Missouri's Affordable Housing Trust Fund and Affordable Housing Assistance Tax Credit Program, and the City's own Affordable Housing Trust, funded from City Use Tax revenues in the amount of \$5 million per year, provide subsidies needed to make rental rates and sales prices on a variety of housing choices affordable to low and moderate income renters and buyers. In 2004, the City supported the development of nearly 1,250 affordable housing units in a variety of ways.

Specifically, the Community Development Administration ("CDA") assisted in funding the development of 176 housing units for low and moderate income persons using HOME funds provided by HUD to the City. Twenty-seven of these units, both new and rehabilitated, were for owner-occupancy. A number of additional for sale and rental projects were under construction and in predevelopment during 2004.

CDA's collaboration with the Affordable Housing Commission will continue, as CDA and the Commission jointly fund several key projects and as the agencies work together informally to achieve consistency and targeted investment. Trust Fund dollars allow for the creation and retention of more quality, affordable units and funding of the social service component that is so often a necessary ingredient in building successful mixed-income communities.

To develop this plan, William Siedhoff, Director of the City Department of Human Services and Marilyn Robinson, Director of the County Department of Human Services, co-chaired a Regional Commission of stakeholders. Urban Strategies, a social services consulting firm, was hired in 2004 to guide the stakeholders through the strategic planning phases of the planning process.

The plan is available for download in .pdf format on the City's website at <http://stlein.missouri.org/release/gecpressdetails.cfm?Auto=933> or <http://stlouis.missouri.org/citygov/mayor/Homeless10yearPlan.pdf>.

The plan creates a new strategy based on best practices. The foundations for the plan are the adoption of the "Assertive Community Treatment" and "Housing First" models of addressing the needs of the chronically homeless. The Assertive Community Treatment (ACT) model brings teams of experts together to address the individual problems of a chronic homeless person. The Housing First model focuses on achieving permanent housing for the individual, permanent supportive housing that provides long-term services for the chronic homeless individual.

The Affordable Housing Commission funded the City's portion of the contract to hire Urban Strategies to facilitate stakeholder discussions in the preparation of the plan. It is expected that the Commission will also play a critical role in funding initiatives related to the Plan's implementation.

The Lead Safe Saint Louis Program



The Lead Safe St. Louis program was initiated in November 2003 when Mayor Francis G. Slay announced the City's new "Comprehensive Action Plan for the Eradication of Childhood Lead Poisoning in St. Louis By 2010." The plan provided for coordination of the City's agencies tasked with lead poisoning response and prevention activities—these agencies include the Department of Public Safety's Building Division, the Community Development Administration ("CDA"), and the Department of Health's Childhood Lead Poisoning Prevention Unit, along with the City's Problem Properties Task Force. In addition, the plan established a Lead Safe St. Louis ("LSSL") Task Force and six ad hoc committees formed to bring community-based organizations, faith-based organizations, government agencies, advocacy groups, health organizations, children's organizations and other interested citizens into partnership with the City in its mission to eradicate childhood lead poisoning.

Among the successes of the program in 2004:

- The City was able to secure \$7 million in additional HUD Lead Hazard Control and Lead Hazard Reduction Demonstration Grant funds to continue efforts to make St. Louis housing lead safe.
- Mayor Slay received recognition for the City's efforts in a \$100,000 award from the United States Conference of Mayor's "Lead Safe for Kid's Sake" program.
- The City continued to receive the highest ranking from HUD of "green" status regarding grant production goals, with 1,169 lead housing evaluations performed, 538 houses found to be lead safe through these evaluations, and 863 houses remediated to lead safe clearance.
- The LSSL program sponsored its first "Lead Safe Kids and Homes Week" in conjunction with National Lead Poisoning Prevention Week, October 24-31, 2004.
- LSSL also introduced its telephone hotline (314-259-3455) and website (www.lead safestlouis.org), as well as published three brochures and "Derek the Dinosaur's Coloring Book about Lead."
- A congressional appropriation is being utilized to develop a new web-based management system for the CDA's Healthy Home Repair Program, which provides for lead hazard remediation and home repairs.
- The City's prevalence rate of childhood lead poisoning continued to decline from 13.6% in 2003 to 9.0% in 2004.

Home Repair

Too often, low and moderate income homeowners are not in a position to pay for maintenance work necessary to preserve their investment in a family's major asset and ensure that the home is also an asset to the neighborhood in which it sits. In addition to funding the development of new and substantially rehabilitated affordable housing, the City funds repairs for homes owned by low and moderate income households in a variety of ways.

As a result of an intensive review, CDA, in conjunction with Capital Access, a consultant hired by HUD to assess the City's home repair programs, has created the Healthy Home Repair Program ("HHRP").

The purpose of the HHRP is to help homeowners address emergency home repair needs, to bring their homes up to current health and safety building code compliance and to control or abate lead hazards. Funding for actual repairs is coupled with an educational and technical assistance process that offers homeowners assistance in selecting and dealing with reputable home repair contractors, understanding the home repair process—and understanding the steps that must be taken to maintain the home once long-deferred repairs are completed. In addition to helping individual homeowners, the program helps stabilize City neighborhoods.

Although the City devotes over \$2 million in HOME funds each year and has secured over \$1 million in additional funding to providing home repair assistance, the demand for home repair funding is so strong that it is virtually impossible to meet all the need that exists. Therefore, a lengthy waiting list for these funds exists now—and will inevitably exist in the future.

The Affordable Housing Commission provided additional funding for the Healthy Home Repair Program in 2004, enabling the program to assist an additional 100 very low income homeowners.



Donna C. Jones, Chair
Community-at-Large Representative



Renato T. Foronda, Vice Chair
Financial/Banking Industry Representative



Gerald S. Anderson
Community-at-Large Representative



Patricia Clay
Representative for People with Disabilities



John Cross
Organized Labor Union/Organization Representative



Phil Fingerhut
Home Builders Association of Greater St. Louis Representative



Johnnie Mae Jones
Tenant in Subsidized/Rent Assisted Housing Representative



Betty Jean Kerr
Health Care Representative



LaDonna Parker
Licensed Realtor Representative

The City of St. Louis wishes to thank those appointees who also served the Commission with diligence and commitment during the time period covered by this report:

Brian A. Murphy Robert Batts
Louisa Gilbert Louis Johnson
Rachelle L. Ecyer Mary Gordon
Dena DiStefano

Executive Director's *Report*



Affordable Housing Trust Fund made funding available to develop and update the website.

The Commission also assisted in the development of homes designed to be affordable for low and moderate income families. The Commission funded developments that created 356 new affordable homes in FY 2004. These homes included single family houses, rental apartments, and housing developments with supportive services for seniors and people with a variety of disabilities. All newly constructed units were built with universal design features. These features make a home or rental unit accessible for people with a wide range of mobility needs.

In addition to the 356 units that were funded and prepared for construction in 2004, a variety of developments funded in previous years were completed in 2004. Habitat for Humanity completed 20 single family homes. Places for People cut the ribbon on CJ'S Place, an affordable housing development with services for people with both mental and physical disabilities. McCormack Baron Salazar and Urban Strategies brought us "6 North," a striking—and already strikingly successful—universally designed apartment complex at the intersection of LaClede and Sarah, and Kossuth Church of God In Christ brought 38 new units of senior citizen housing on line.

Evidence of the City's work and commitment to improving quality of life for all of our citizens can be seen throughout the City and its neighborhoods. The Affordable Housing Commission is proud to play a small part, along with the City's other housing and development agencies, in the rebirth of this great city, our home town.

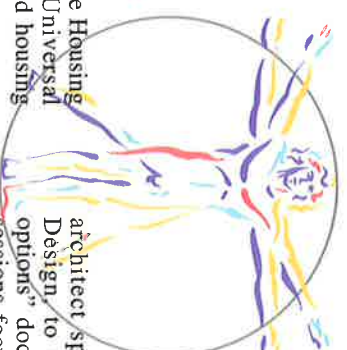
Angela M. Conley

Angela Morton Conley
Executive Director



Angela Morton Conley
Executive Director
□
Loretta Hiner
Senior Housing Analyst
□
Sherrell Jacobs
Administrative Assistant
□
Kathleen Lunnemann
Account Clerk II

Universal



Design

Pursuant to its enabling ordinance, the Affordable Housing Commission requires the incorporation of Universal Design ("UD") features in all newly constructed housing funded with Trust Fund revenues.

UD features make a dwelling more usable for a wide range of people, regardless of the occupant's age, ability or life status. The Center for Universal Design in North Carolina wrote:

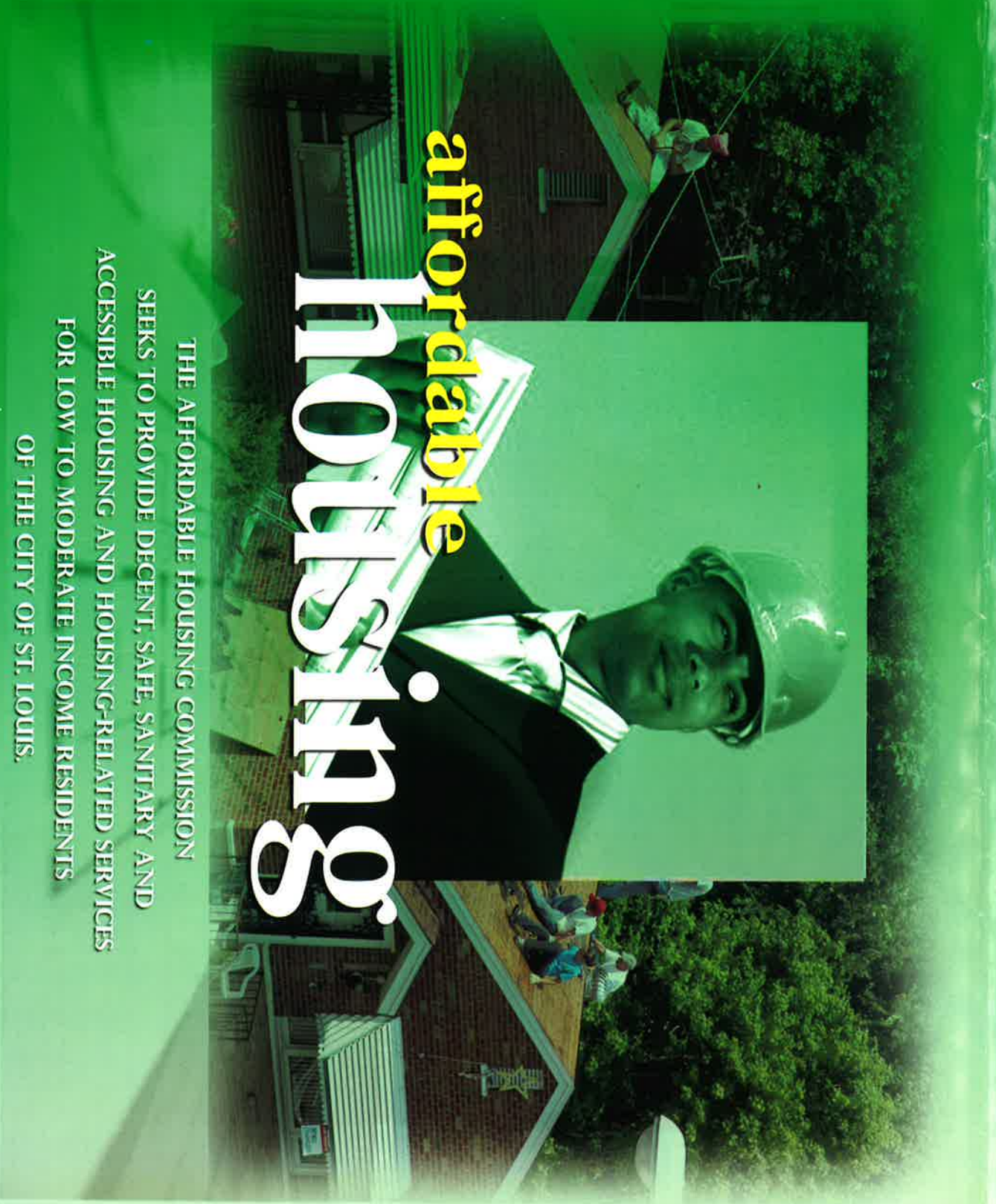
"A universal house begins with three essential components: a step-less entry, wider doors and halls, and a usable bathroom. Without them, no dwelling can be considered universal. Conversely, a home with only those three features isn't universal either. In addition to the Basic 3, a universal home includes a variety of other features that provide convenience, safety, and ease of use. The combination produces a universal home."

It was this challenge that led the Commission to develop formal and explicit Universal Design criteria in 2004. Former Commission Chair Colleen Starkloff was asked to head the subcommittee that researched design features and developed a list of criteria for future new construction projects. As an outgrowth of the subcommittee's work, the Commission retained the services of Gina Hilberry, an

The Universal Design requirements include accessible routes, accessible parking spaces, height ranges for countertops and switches, and design features that improve accessibility and provide "universality" without significant cost increases. The new requirements will be applied in the fall of 2005 with respect to applications for new construction projects.

The 2004 Universal Design Committee was comprised of:
Colleen Starkloff, Starkloff Disability Institute
Ann Marie Kinerk, Architect
Curtis Byrne, Meyer Construction Co.
Richard Duncan, Center for Universal Design
Jack Hambene, McCormack Baron Salazar
Michael Stathopoulos, Home Services, Inc.
Janet Becker, Housing Advocate

The City and the Commission thank the committee members and Ms. Hilberry for the time and commitment they devoted to this important initiative.



THE AFFORDABLE HOUSING COMMISSION
SEEKS TO PROVIDE DECENT, SAFE, SANITARY AND
ACCESSIBLE HOUSING AND HOUSING-RELATED SERVICES
FOR LOW TO MODERATE INCOME RESIDENTS
OF THE CITY OF ST. LOUIS.



1015 Locust, Suite 914
St. Louis, Missouri 63101

